

## **BENTON COUNTY PLANNING BOARD**

**May 5, 2010, 6:00 p.m.**

The Planning Board was represented by Scott Borman, Jim Cole, Mark Curtis, Bill Kneebone, Ken Knight and Heath Ward.

Staff was represented by Chris Glass, Ronette Bachert, Teresa Sidwell and Karen Stewart.

### **TECHNICAL ADVISORY COMMITTEE STIPULATIONS**

#### **New Business:**

1. **JP District 02** – Lot Line Adjustment – **Emerald Bay, Tract 42** – Marshall Place Rd., Rogers

Tony Castro represented the project.

- The Board members agreed that the project can be handled administratively by Staff.

2. **JP District 01**– Variance from Tract Split – **William & Mary Teeter** – 23118 Pine Log Dr., Garfield

Mary Teeter represented the project.

- The Board recommended cleaning up the tract split by combining the tracts into one tract and “netting it out” of the subdivision.
- Staff will research the subdivision covenants and forward information to the surveyor.

3. **JP District 02** – Variance from Setback – **Patrick & Janet Dunlap** – 19040 Coppermine Rd., Rogers

Dr. Pat Dunlap represented the project.

- The Board requested written (either by letter or email) approval of the variance from the setback from the Road Department.

#### **Old Business:**

1. **JP District 02**–Preliminary Plat P.U.D.- **Sunset Point at Beaver Lake**– 8766 Stucky Ln., Rogers

Brian Teague and Garth Symonds represented the project.

- The Board requested that each variance be submitted separately.
- If the applicant intends for homes #41-45 to be Phase II of the project, it must be clearly indicated on the plat.

- Road construction profiles with cross sections and specifications must be shown on the plat.
- A drainage report must be submitted for Board review.
- Written approval from the Rocky Branch Fire Chief and the Benton County Fire Marshal must be submitted.
- The applicant must submit a variance request for smaller lots, noting the ratio of green space to buildable space.
- The Board does not have an issue with the variance request to cluster homes as long as utility easements are not encroached upon.
- A cross section of green space must be shown on the plat.
- Fire hydrants must be shown on the preliminary plat.
- The Board recommended that the applicant start moving on their plan submittal to ADH for a water line extension.
- A waste water treatment permit will be required by ADEQ before construction begins.
- Board urges the applicant to increase the capacity of the waste water treatment system due to public perception.

The applicant requested that the project be tabled until the June TAC meeting.

2. **JP District 11**– Large Scale Development Expansion – **Horton Farms Pavilion** – 9384 Horton Farms Ln., Gravette

No one was present to represent the project. After two attempts to hear the project the Board Chairman tabled the project until June. Randy Ritchie, the project representative asked the Board to hear the project at 7:06 pm. The Board granted his request.

- Written Health Department approval must be submitted to Staff.
- Written approval from Centerton Water must be submitted.
- The Board recommended shading out “future parking” on the plat.
- A drainage report for the parking area is required.
- Ingress/egress for the parking area needs to be shown on the plat.
- A variance for the number of parking spaces must be submitted.
- The plat must show parking construction material to be used.
- The Board asked the applicant to highlight septic lines on the plat.

3. Discussion – **Planning Board By-Laws**

- Mr. Curtis, Mr. Cole, and Mr. Knight were appointed to a committee to draft a new planning board ordinance as well as updating the planning

board by-laws. It was requested that Mr. Cole chair this committee, to which he agreed.

- If the committee feels that there are any changes to the Planning Board powers such as enforcing bonds, the committee should make those recommendations at this time.
- Mr. Glass will notify the Quorum Court that the Planning Board is working on creating a new Planning Board Ordinance.
- Begin application process for a board member replacement for Mr. Kneebone, who will be leaving in June.
- The Commercial Development matrix will be completed soon.
- The Planning Board ordinance will be amending Appendix E of Ordinance 98-53.

The meeting was adjourned at 8:00 p.m.